

Request for Proposals

Solicitation Number F09650-98-R-0207

West Robins Housing Privatization Project, UHHZ 974012

APPENDIX T: MANDATORY FORMS FOR VOLUME 1, FINANCIAL STRATEGY AND BUSINESS PLAN

STATEMENT OF OPERATING REVENUES AND EXPENDITURES **PROFORMA FORMAT (\$000s)**

OFFEROR NAME: _____ **DATE:** _____

Revenues:

Rental income	\$0
Opportunity Site income	\$0
Other income	\$0

Total Revenues:	\$0

Expenditures:

Rental expenses (excluding real estate taxes)	\$0
Maintenance of infrastructure	\$0
Real estate taxes	\$0
Management Fees	\$0
Development Fees	\$0
Insurance	\$0
General & Admin (excl. mgt. fee)	\$0
Major Replacements	\$0
Other (list & explain)	\$0

Total Expenditures:	\$0

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Table 1
Building Component Life and Unit Cost

Building Component	Estimated Life	Unit Cost/Base Year
Carpeting Floor Covering Roofing HVAC System Water Heater Appliances (specify appliance) Exterior Painting Utility & Structural System Landscaping Recreational Areas Whole House Renovation (specify components) Other: (Please list)		

Table 2
Capital Budget/Renovation Schedule

Building Component	# of Units	Cost Per Unit	1998	---	---	2050	Total Cost
XXX	XX	\$XX	\$XXX				
						<u>\$XXX</u>	
	<u>XX</u>	\$XX				XXX	\$XXX
Sub-total	420		\$XXX				
Total		\$XX	\$XXX	\$XXX	\$XXX	\$XXX	\$XXX

Table 3
Summary of Capital Reserves and Expenditures

Year	1998	thru	2050
Reserve Deposits			
Reserve Interest			
Reserve Expenditures			
Reserve Balance			

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STATEMENT OF OPERATING SOURCES AND USES OF FUNDS PROFORMA FORMAT **(\$000s)**

OFFEROR NAME: _____ **DATE:** _____

Excess of Operating Revenues over expenditures	\$0
Interest Income	\$0
Increase <decrease> in Security Deposits	\$0

Total cash inflow	\$0
First Mortgage Debt Service	\$0
Second Mortgage Debt Service	\$0
Distributions to Investors	\$0

Total cash outflow	\$0

Net increase/(decrease) in cash & cash equivalents	\$0
Cash & cash equivalents @ beginning of year	\$0

Cash & cash equivalents @ end of year	<u>\$0</u>
Cash & cash equivalents @ end of year;	
Cash	\$0
Investment for maintenance reserve	\$0
Investment for reinvestment account	\$0
Other	\$0

Total Cash & cash equivalents @ end of year	<u>\$0</u>

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DEVELOPMENT BUDGET PROFORMA FORMAT (\$000s)

FOR OPPORTUNITY SITE(S) PROPOSAL

OFFEROR NAME: _____ **DATE:** _____

	<u>Amount</u>	<u>Dollars Per</u> <u>unit</u>	<u>Dollars Per</u> <u>sq ft.</u>
Hard Costs			
Infrastructure Costs	0	0	
Demolition Costs	0	0	
Construction Costs	0	0	
Landscaping	0	0	
Contingency	<u>0</u>	<u>0</u>	
Total Hard Costs	<u>0</u>	<u>0</u>	<u>0</u>
Soft Costs			
Construction Period Interest	0	0	
Achitectural/Engineering	0	0	
Design Fees	0	0	
Legal and Accounting	0	0	
Insurance	0	0	
Consultant Fees	0	0	
Development Fees	0	0	
Financing Transaction Fees	0	0	
Commissions	0	0	
Reserves	0	0	
Contingency	<u>0</u>	<u>0</u>	
Total Soft Costs	<u>0</u>	<u>0</u>	<u>0</u>
Total Development Costs	0	0	0

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DEVELOPMENT BUDGET PROFORMA FORMAT (\$000s)

FOR RESIDENTIAL DEVELOPMENT PROPOSAL

OFFEROR NAME: _____ **DATE:** _____

	<u>Amount</u>	<u>Dollars Per</u> <u>unit</u>	<u>Dollars Per</u> <u>sq ft.</u>
Hard Costs			
Infrastructure Costs	0	0	
Demolition Costs	0	0	
Construction Costs	0	0	
Landscaping	0	0	
Contingency	<u>0</u>	<u>0</u>	
Total Hard Costs	<u>0</u>	<u>0</u>	<u>0</u>
Soft Costs			
Construction Period Interest	0	0	
Achitectural/Engineering	0	0	
Design Fees	0	0	
Legal and Accounting	0	0	
Insurance	0	0	
Consultant Fees	0	0	
Development Fees	0	0	
Financing Transaction Fees	0	0	
Commissions	0	0	
Reserves	0	0	
Contingency	<u>0</u>	<u>0</u>	
Total Soft Costs	<u>0</u>	<u>0</u>	<u>0</u>
Total Development Costs	0	0	0

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DEVELOPMENT BUDGET PROFORMA FORMAT (\$000s)

FOR SUMMARY OF TOTAL DEVELOPMENT

OFFEROR NAME: _____ **DATE:** _____

	<u>Amount</u>	<u>Dollars Per unit</u>	<u>Dollars Per sq ft.</u>
Hard Costs			
Infrastructure Costs	0	0	
Demolition Costs	0	0	
Construction Costs	0	0	
Landscaping	0	0	
Contingency	<u>0</u>	<u>0</u>	
Total Hard Costs	<u>0</u>	<u>0</u>	<u>0</u>
Soft Costs			
Construction Period Interest	0	0	
Achitectural/Engineering	0	0	
Design Fees	0	0	
Legal and Accounting	0	0	
Insurance	0	0	
Consultant Fees	0	0	
Development Fees	0	0	
Financing Transaction Fees	0	0	
Commissions	0	0	
Reserves	0	0	
Contingency	<u>0</u>	<u>0</u>	
Total Soft Costs	<u>0</u>	<u>0</u>	<u>0</u>
Total Development Costs	0	0	0

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STATEMENT OF DEVELOPMENT SOURCES AND USES OF FUNDS PROFORMA **FORMAT (\$000s)**

OFFEROR NAME: _____ **DATE:** _____

Pre-development Costs	
Land development Costs	
Demolition Costs	
Hard Construction Costs	
Soft Construction Costs	
Construction Period Interest	
Debt Service	
TOTAL USES	0
TOTAL SOURCES IN EXCESS OF USES	0

* Specify between opportunity site development and residential development sources and uses of income.

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MONTHLY REASONABLE UTILITIES AND RENT BY MILITARY RANK FOR EACH UNIT TYPE

UNIT TYPE	EST. UTIL	MARKET RENT	1998 MILITARY BASIC ALLOWANCE FOR HOUSING (with dependents) (BAH)									
			E-5		E-6		E-7		E-8		E-9	
			570.73		622.11		679.95		718.9		718.9	
			RENT	TOTAL	RENT	TOTAL	RENT	TOTAL	RENT	TOTAL	RENT	TOTAL
Hillside Before Renovation												
Type R			0	0	0	0	0	0	0	0	0	0
Type S			0	0	0	0	0	0	0	0	0	0
Type T			0	0	0	0	0	0	0	0	0	0
Type U			0	0	0	0	0	0	0	0	0	0
Type V			0	0	0	0	0	0	0	0	0	0
Type W			0	0	0	0	0	0	0	0	0	0
Type X			0	0	0	0	0	0	0	0	0	0
Type Y			0	0	0	0	0	0	0	0	0	0
Hillside After Renovation												
Type R			0	0	0	0	0	0	0	0	0	0
Type S			0	0	0	0	0	0	0	0	0	0
Type T			0	0	0	0	0	0	0	0	0	0
Type U			0	0	0	0	0	0	0	0	0	0
Type V			0	0	0	0	0	0	0	0	0	0
Type W			0	0	0	0	0	0	0	0	0	0
Type X			0	0	0	0	0	0	0	0	0	0
Type Y			0	0	0	0	0	0	0	0	0	0
New Units												
			0	0	0	0	0	0	0	0	0	0

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		1998 MILITARY BASIC ALLOWANCE FOR HOUSING (with dependents) (BAH)											
		O-1`		O-2		O-3		O-4		O-5		O-6	
		523.72		587.8		660.6		798.3		934.72		939.6	
UNIT TYPE	EST. UTIL	RENT	TOTAL	RENT	TOTAL	RENT	TOTAL	RENT	TOTAL	RENT	TOTAL	RENT	TOTAL
Hillside Before Renovation													
Type R		0	0	0	0	0	0	0	0	0	0	0	0
Type S		0	0	0	0	0	0	0	0	0	0	0	0
Type T		0	0	0	0	0	0	0	0	0	0	0	0
Type U		0	0	0	0	0	0	0	0	0	0	0	0
Type V		0	0	0	0	0	0	0	0	0	0	0	0
Type W		0	0	0	0	0	0	0	0	0	0	0	0
Type X		0	0	0	0	0	0	0	0	0	0	0	0
Type Y		0	0	0	0	0	0	0	0	0	0	0	0
Hillside After Renovation													
Type R		0	0	0	0	0	0	0	0	0	0	0	0
Type S		0	0	0	0	0	0	0	0	0	0	0	0
Type T		0	0	0	0	0	0	0	0	0	0	0	0
Type U		0	0	0	0	0	0	0	0	0	0	0	0
Type V		0	0	0	0	0	0	0	0	0	0	0	0
Type W		0	0	0	0	0	0	0	0	0	0	0	0
Type X		0	0	0	0	0	0	0	0	0	0	0	0
Type Y		0	0	0	0	0	0	0	0	0	0	0	0
New Units													
		0	0	0	0	0	0	0	0	0	0	0	0